CITY AND BERGEN REAL ESTATE.

FOR SALE—IN HOBOKEN, A FINE THREE STORY and basement brown stone front Dweiling House; good location; all improvements; occupation can be had April I. Apply to HENRY QUARTLEY, 344 Garden st., Hoboken.

FOR SALE OR TO LET-A THREE STORY AND basement brick House, with Furniture or without; all improvements, leastion best in the city For particulars inquire at 62 Newar avenue, Jersey City.

TERSEY CITY.—A BANDSOME TWO STORY AND basement high stoop brick House, eight rooms, too toot lot; all improvements in splendid order; good location, near terries; rente I or \$ 00 per annum; must be sold immediately; only \$4.00; terms easy. Other near bwellings for sale, from \$.300 to \$6.500, on payments to usit everybody. Call on or sens stamp for circular to

JERSEY CITY.—A MAGNIFICENT BROWN STONE
Mansion, 15 rooms, 100 foot lot, fronting on fashionable park, only few manutes' wask from the ferry, in
splendid order, only \$17,00 terms easy, other handcome Flaces for sale, from \$4,000 to \$22,000, in payments
to suit everybody. Call or send stamp for circular.

J, M, Gleson, 3s Montgomery street, Jersey City.

JURNISHED HOUSE TO RENT-FOR THE SUMMER as ason; an elegan, firt class three story frame welling louse, competely unished, on the Heights, versooking the Hud-on liver and city of New York, and on the Heights, and on the Heights, but one hour from Gity half; plenty of garden, fruit,

To LET-A SPLENDID NEW STORE, SUITABLE for a dry goods or shoe store, large plate glass windows, on the best corner in Jersey City; cars pass in every direction. Inquire at No. 177 Payonia avenue, Jersey City.

TO LET—A LARGE, NEW, CORNER STORE, IN A Lamain street, fronting on the line of the new Boulevard, to a druggist or for other purpose. This will be a gold mine; will be leased at low rent to a gold party. Inquire at the store, corner Franchin street and Webster avenue, Jersey City Heights (late Hudson City).

TO LET-VIPST CLASS HOUSES, IN DESIRABLE locations, at reasonable reads; several furnished Houses and Dwellings, where rent will be taken out in board; also Anariments, loors, &c., from \$5 to \$30 per month GEORGE W. F.R. H. 8i Montgomery street, Jersey City.

TO LET OR FOR SALE—NEAR FIVE CORNERS, Jersey City Heights, a French roof House, 13 rooms; modern inprovements: ront 55 p r month. A. McLEAN, 256 West Twenty-second street. N. Y. TO LET—AT JERSEY CITY, NEAT HOUSES, FUR-nished or unfurnished, and Apartments, in choice lo-cations, near ferries: low rent to good tenants. J. M. GIBSON, 31 Mon-gomery street, Jersey City. TO LET-HOUSE 313 FOURTH STREET, JERSEY City; fourteen rooms, twenty-five feet front and large two story extension, suitable ior one or two families; \$60 per month. Apply to A. HALLIDAY, 17 Harrison street, N. Y.

TO LET-FURNISHED, A DE-IRABLE HOUSE; ALL modern improvements; 39 minutes from City Hall, via Chambers street forty; city and country combined; opposite Hamilton Park. Injuire of owner, 28 West Hamilton aquare, Jerse, City.

129 HENDERSON ST., F STORY AND BASEMENT, all improvements, \$909; 152 Morris st., 2½ story and basement, all improvements, \$60, 11 York st., 3 story and basement, all improvements, \$60, 11 York st., 3 story and basement, all improvements, \$509, 197 5th st., 2½ story and basement, all improvements, \$509.

PROPERTY OUT OF THE CITY FOR SALE OR TO RENT. A GREAT BARGAIN.—FERY DESIRABLE 30-ACRE Farm, in the great fruit section; eleven room house, barn, 500 truit trees in bearing, four acres in small fruits: attractive place, the roads; price \$3,500; \$1,500 can remain; is worth double; must be sold soon. Also ten-acre Farm, \$1,500; also iwenty-acre Farm, \$2,00; also several hundred acres of time fruit Land, at from \$25 to \$30 per acre. Address R. J. BYRNES, Hammonton, New Jersey.

A T EAST NEW YORK-LOW PRICED, WELL BUILT A Houses for sale, at great bargains: also Apartments to rent, cheap; Property to exchange. Owner, 167 Broadway, room 14.

AT NEW BRIGHTON-FURNISHED AND UNFUR-nished Houses to rent; adapted to summer or winter; hot and cold water baths, gas, stables, gardens, lawns, beautiful scenery; half bour from city.

A MODERN HOUSE, AT WESTFIELD, TO LET OR for sale—Fine stabing, five acres of land; one mile from depot. W. T. COLBRON, IN New street.

A DESTRABLE COUNTRY RESIDENCE, FURNISHED, and 57 acres, stocked, overlooking New Brunswick, N. J.; modern unprovements: ice house; numerous outbuildings: trult in quantity; within walking distance of schools, churches, depot; frequent trains owner, 26 Lafayette avenue, Brooklyn.

A FINE SUMMER AND WINTER RESIDENCE ON the Hudson, in Twenty-lourth ward, one hour from Wall street, for sple. Address box 2.819 Post office. A GOOD CHANCE TO GET A NICE CHEAP HOME On very easy terms.—Three new and handsomely built French roof Houses; water and gas, &c.; within three minutes walk of a depot; il rooms each; hagged and sewered; no encumbrance of any kind; price \$4,500 each; would rent to good tenants at \$35 per month. Apply at No. 29 Race street, Elizabeth, N. J.

A FIRST CLASS ONFIDA COUNTY FARM FOR vation, with a fine house, barns, outbuildings, &c. For particulars apply to PHILANDER REED, 22 Old Slip, New York.

A FINE FARM OF 110 ACRES FOR SALE—ON Lloyd's Neck, Long Island, lying directly on the Sound; convenient to New York, by water and railroad; price, \$190 per acre; beautiful site for a hotel.
PHALON & SLOAN, 31 East Seventeenth street.

A FARM OF ABOUT 25 ACRES FOR SALE—PRICE \$7,000; good dwelling and outhouses; excellent water; plenty of truit; situated 26 miles in New Jersey and two miles from depot; would exchange for city Property or small place in Westchester. Address, with full particulars, R. L., box 175 Herald Uptown Branch office. A HOUSE TO RENT-IN PLEASANT LOCATION, in sight of depot at Tuckahoe: the house in good repair containing Il rooms, and haif acre of ground, in which are apple, cherry and peur trees, currant bushes, grapevines, ac. Apply to JAMES DUSENBERRY, Tuckahoe, Hartem Railroad.

A FURNISHED HOUSE TO LET-FOR THE SUM mer, at Glenwood, on the banks of the Hudson, 46 minutes from Grand Central Depot. Apply at 1,275 Broad

A T BLIZABETHFORT, N. J.—A CORNER BUILDING, fine location for restaurant and hotel, to rent, or for sale on very invorable terms. J. B. K. ELDOGG, offices No. 3 Broadway, 10 to 12 A. M., or Second street, Elizabethport, atternoons and evenings.

AT NEW BRIGHTON.—FURNISHED AND UNFUR-nished Houses, with all improvements, to let very low; location, view and surroundings best on the island. A. P. E.NTICE, 302 Broadway. AT WEST BRIGHTON, STARN I-LAND.—TO LET, nice Residence; consisting of butte, for comes, stable and all necessary outbuildings, with four acres in garden, irolt and lawn; rent Silvat, HENRY C. EADIE or WILLIAM H. HAYES & OSS, SO COLAT street.

AT OCKAN POINT, ROCKAWAY NECK. L. L.,—
Beautifully situated, fine view of occan, Cottage
Blosse, 7 rooms; barn, carriace house and granary; three
minutes' walk from two depoles—long issland and outh
Side Railroads; the land consists of 14 lots, in which is a
grove of trees and nursery of 40 young trees; with exchange, for good House in Thiricenth or Nineteenth
ward, Williamsburg; streets laid out; the lois are all
fenced and can be readily sold. Williamsburg: streets laid out; the lois are at and can be readily sold. JERE, JOHNSON, Jr., 21 Park row, New York.

A SPLENDID PLACE ON THE BANKS OF THE Hudson, three-quarters of an hour from the city, for sale at a bargain, for cash, or a part received in other good Real Estate. Address JONES, bex 169 Herald office. A STORIA.—TO LET OR LEASE, HOUSE, TWELVE rooms; water; gas; rent \$1.000. Also a lower Cot tage, lu rooms; rent \$700. Apply to JACOB F. WRIGHT

A TWOODSIDE, N. J.—A HANDSOME, WELL BUILT two story and attic French roof vilia Residence; Il rooms, extension, spacious ceilar, bath, iaundry, heater, ct.; stable, carriage house, &c.; grounds comprise !/a acres, laid out, planted and in lawn; location choice and convenient to cars. For terins, &c. principals only address F. H. TEESE, 750 Broad street, Newark, N. J.

A.—A.—AT PLAINFIELD, N. J., A FINE PROPERTY
on Front street, 8 minutes' walk from depot: location first class; 2 acres choice land, confortable house
(Prooms), excellent barn, carriage house, stables, hennery, &c; variety of fruit, sood water; no mosquitoes;
or sale cheap, terms easy. Call on or address B. A. MUMLIFOHD, Real Estate Agent, office opposite depot, or J.
W. FURSMAN, 471 Broadway, New York. CREAT SACRIFICE.—ONLY ONE HOUR FROM centre of New York city; three Houses and 350 building Lots for only \$15,000 cash, worth \$30,000; owner cannot attend to it; there is a nortune in this; there is a depot and 12 trains stop; half-mile railroad from; streets graded; lots will bring \$200 cach. Apply at 329 West Twenty-minth street, at 6 P. M. daily.

AT PLAINFIELD, N. J.—FOR SALE, TO CLOSE AN estate, a gentieman's Residence: house contains 12 rooms; harge stable; grounds these with trust and shrusbery stable to the stable contains about one scre; first class local trust hear depot, schools and churches; terms ca. Call on or address GEORGE A. MARSH, opposite the depot, or JAMES M. TAYLOR, No. 11/4 Pine street, New York.

A FINE HOTEL PROPERTY-100 FEET TO MAIN depots, for sale cheap, furnished or unfurnished. Address or call on, immediately, S. E. TRAHON, 105 Union street, Elizabeth, N. J.

A HOUSE TO LET-THREE-QUARTERS OF AN hour from the city, at West New Brighton, S. I., on Broadway; high ground, ten minutes from handing; nour acres in lawn and garden; abundance of fruit, berries, grapes, hotheds, roses and flowering shrubs; large carriage house and stables, with low relevant stalls, cow house and hennery, with 100 hens, nice place for sumer or wither; price to a good tenant, unrunshed, \$30; nurnished, \$1,30 per year; possession immediately. Apply to owner.

118 and 120 Duane street, New York.

A SMALL HOTEL TO LET-ON RIVER BANK; Asit water, boating, bathing, flahing; one hour from New York; 20 trains per day. Address A. F. C., box 208 Heraid office.

AT PIERMONT.-FOR SALE OR RENT, WITHIN A ten minutes' walk of depot, the place lately owned by George A. Jones, consisting of 22 acres; fine house, magnificent view of the Hudson both north and south as far as the eye can reach; the new Grand Boulevard runs directly to the place; will be sold at a bargain or rented. 70 per cent can femaln on bond and mortgage. Apply to HUGH N. MAMP, No. 106 Broadway, or J. H. MALLONY, Nyack.

PROPERTY OUT OF THE CITY FOR SALE AND TO RENT. A LARGE AND PRODUCTIVE STOCK OR DAIRY Farm, 30 miles from city, near depot, for sale as a sarrifice; land will double in value; would take a samplace in exchange. O. G. BENNET, No. 9 Pine street. A COTTAGE OF SEVEN BOOMS.—LARGE GAR-den, truit and shade trees: 35 minutes from Cham-bers street; in New Jersey: idve minutes from depot; rent \$350. MONAGHAN & CO., 137 Broadway, office 5.

AT SOUTH ORANGE, NEAR DEPOT, TWO COT-tages to let; gardens yield a good supply of truit and vegetables and are well shaded. Inquire at 18 Ninth avonue, of J. W. WILDEY, opposite depot. AT PLAINFIELD, N. J.-TO LET, FURNISHED, A nice House, Il rooms, carriage house and an acre of ground.

A TIENTION REQUESTED.—PROPERTY FOR SALE
For sale, experior Place Is miles from city terms easy:
fine views and everything within itself; unsurpassed; if
not soid soon will be rented for a term of years to a good
M. M. TERRY, No. 3 Pine street.

A DECIDED BARGAIN.—A NEAT TWO STORY AND atthe gothic Cottage, 9 rooms, at Tenaily, N. J.; five minutes from station; will be sold at a sacrifice. CLARK, Iti Broadway, basement, room C, or T. C. VEALE, Tenaily.

AT DOBB'S FERRY, 20 MILES UP THE HUDSON— An unfurnished frame Cottage, new, 10 acres, shade, beautilut river and landscape views, suitable for a gen-tleman's country seat, to let very cheap; rent \$80. D. O. BRADLEY, No. 35 Broad street, room 42

A.—\$5,750.—A MODERN ITALIAN COTTAGE AND Grounds at Dunellen, near Plainfield, N. J., near depot, 24 trains daily, on Prospect avenue 60 feet wide; 10 304x200; house nearly new, 25x33; wing Sx15; extension, 18x22; modern, convenient and thoroughly built; 10 rooms; ample closety, marble mantels; parlors, dining room and hall with cornice, centre pieces, bay windows, e.; piazzas, shary lawn, garden; small truits; good neighborhood; property advancing; possession immediately. Furniture reasonable, Hooffon & OveRito, 190 Fullon street, corner of New Church, or H. B. BARKER, Esq., 3; Walker street.

A.—BAY RIDGE, L. I., FOUR MILES FROM THE A. Battery, New York, thir y minutes by ferry direct, or by horse cars every fifteen minutes from all the Brook lyn ierries, the most beautiful accessible and improving locality near the city, to let or for sale Villas, with view of or fronting on the Bay: each 9, 10, 13, 14 and 19 rooms; all improvements, also one double liouse of 10 rooms, with 2 stores on first floor; Lots for sale, with building loan. Apply to JOHN MACKAY, 14 Broadway.

AT RAHWAY, N. J.—TO RENT, A COMPLETELY location first class and five minutes from depot; possession immediately; rent reasonable to a small family. Address M. R. X., box 218 iternait office.

A GOOD FARM OF ABOUT 100 ACRES, ONE HOUR in New Jersey, convenient to depois, rair buildings, &c., at great sacrine; also country Scate, &c., to ex-change.

A COTTAGE, EIGHT ROOMS, LARGE LOT, ON banks of beautiful Passaic River, five minutes' walk to Eric Railway depot, \$425 per year.

ROBERT K. STEWART, SI Cedar street. A MAGNIFICENT DAIRY FARM, IN ONEIDA COUNTY; A 133 acres; nice buildings; finely located; near town and railroad; price only \$4.0.0; terms casy. Apply at 243 East Thirtieth street.

A LARGE FURNISHED HOUSE-IN COUNTRY, for summer boarders, near depot, one hour from city; Morris and Essex, Northern New Jersey Railroad or Budson River preferred. Address, for three days, COUNTRY, Herald Uptown Branch office. A T MONTCLAIR.—FOR SALE, FURNISHED OR UN-new, with 10 rooms, bathroom and all conveniences; lot Sozzok, with good stable, all in zood order; terms to suit. Address owner, ROGERS, Hersald office.

DEAUTIFUL, HEALTHFUL COUNTRY PLACE— Sheltered by mountain range, at Dunellen, near Pininfield, Central Railroad, New Jersey; excellent buildings, fruit, water and wood; acres to suit. Photo-graph, &c., with ELIZABETH NEIL, owner, Third ave-nue, corner litth street.

Beautiful Residence—Hour from New York; 2½ acres; abundance of shade, fruit and ornamental trees; furniture it wanted; possession to suit.

W. J. Nilles, 57 Broadway, room 21.

Boarding House or Hotel to Let-fur.

Boarding House or Hotel to Let-fur.

Boarding to unurnished; Vanderbilt Landing; desirably located; 8 acres; fine view and grove; to responsible tenant only; terms low.

G. J. GREENFIELD, 56 Broadway.

G. J. GREENFIELD, 55 Broadway.

CHOICE COUNTRY SEAT TO LET.—PARTIES IN

pursuit of an attractive home in the country are invited to call at our office and see photographs of a fine private residence now offered to rent, statated in the beautitul and healthy village of Westfield, on the New Jersey and ten minutes' walk from depot; house new and modern, 80440; 14 rooms; carriage house, garden, &c; it is particularly desirable for a business man or genteel private boarding house, it being of so casy and pleasant access to the city. OROUIT MANUFACTURING COMPANY, 871 Broadway, New York.

COUNTRY SEAT TO LET—10 ACRES; 1,500 FEET private water front on Passaic River at Avondale, N.J.; cottage, 12 rooms; outbuildings; old shade trees; all rruits; high and healthy; depots 7 minutes' walk; rent \$600 also, opposite, large flouse, 18 rooms; 20 acres; outbuildings; \(\frac{1}{2} \) acre private water front; fruit and forest frees; rent, partly furnished, \$1,500.

12 Pine street, room 4, or 19 West 1 wenty-first street.

COUNTRY PLACE TO RENT-ON THE HUDSON; the House, which is large and fully and very nicely furnished, and in perfect order, is within a mile of the station at larrytown; an excellent carriage house and first rate stable, ice house filled; garden and ample lawns. For particulars apply at 114 Fifth avenue. COUNTRY SEAT FOR SALE—BEAUTIFULLY SITU-ated on west bank of Passaic River, adjacent to City of Passaic; 40 minutes from City Hall; dwelling 13 rooms ample stabling; tenant, coach and bathing houses; six acres fruit and shade in abundance. W. J. STEWART, 81 Cedar street.

OUNTRY SEATS TO RENT-A LARGE VARIETY At Bloomfield, Montelair, Yonkers, Mount Vernor, Rye, Portchester, Riverside and Stamford; Cottages from \$200 to \$500.

LIZABETH.—\$7,000—THREE STORY FRENCH ROOF House, with all modern improvements, on Madison avenue, near Jefferson Park, one of the finest locations in the city; assessments for paving, sewer, &c., paid; lot 34.5x150. Address OWNER, box 73.) Postoffice.

ELEGANT VILLA—SPLENDID VIEW BAY AND cocan; three acres; 100 choice fruit trees, carriage and gardener's house; one hour from city; Staten island; \$7,500.

DARKIN, 50 Broad street.

INGLEWOOD (N. J.) RESIDENCE FOR SALE, turnished or unturnished : one of the finest in the place: house 33 by 44, containing 13 rooms, with Mansard slate roof; within five minutes' walk of the depot; all modern improvements; situated on high ground; views onsurpassed; grounds largely stocked with choicest fruit, unsurpassed; grounds largely stocked with choicest fruit, in bearing condition, and shrubbery; grapes in variety; grounds about two acres; stable complete, with Mansard, state roof; never failing stream of water across one corner of the lot; the property can be seen at any time. Particulars given by addressing REAL ESTATE, Englewood. If not sold will be rented.

FARM HOUSES IN IOWA AND NEBRASKA FOR sale—On ten years' credit, at six per cent interest; no payments required till the end of the fifth year after purchase, except annual interest; extraordinary discounts for improvements and in rates of iare during 1874. For particulars address W. D. GOWELS, 317 Broadway.

PARM—EIGHT ACRES, GOOD HOUSE, BARN. \$2,4 Or one 15 acres, \$2,690; one 47 acres, \$4,50, near depot, cheap. LEWIS, Northport, L. L., at 207 Front street, Tnesday, A. M.

PLUSHING PARK LOTS—NOTICE TO LOT BUYERS
of an increase in price.—On and arter March 31,
1875, the prices of the lots will be as follows:—Lots on
Burling and smart avenues, 2600; Bowne and Robinson
avenues, 4701; Union avenue and Main street, 8800; First,
Second and Third streets, 8730. All corner Lots, \$900.
The trustees are now contracting for the introduction of
water. Flushing will shortly possess all the conveniences
enjoyed in cities. Maps can be had at hiTCHCOCK'S
Reaf Estate Hendquarters, 439 Third avenue.

PARMHOUSE TO RENT OR SELL—AN OLD FASH-loned Farmhouse, in good repair: 14 rooms; ample outbuildings, with 2 or 20 acres of land; 1½ miles from railroad depot at Boonton, N. J; one hour and a quarter from New York, by Delaware, Lackawanna and West-ern Railroad. Apply to WILLIAM G. LATHROP, Jr., 38 Wall street, New York.

Now Wall street, New York.

TOR SALE—

Valuable Water Power and Pactory,
Country Residence, Farm 30 acres, tine Garden and
Trout Preserve,
lately belonging to Thomas H. Bates, dealer in fishing
tackle in Warren street, New York, three minutes from
depot, at Woodbury, Orange county, on Eric Railroad,
two hours from Chambers street, Mansion and six good
Cottages; also barns, outbuildings, icehouse (filled),
boathouse, two orcharts (grarted iruit), splendid ever
greens, shrubs, choice flowers, choicest grapes and small
fruits of all kinds.

Every convenience in the mansion. Mill property
will be sold separately if desired. Never failing water
power; 45 feet fail in 930 feet. Whole will be sold for less
than half cost. Full particulars with GeOrige W. VAN
SICLEN, Esq., Attorney, Beanett Building, 19 Nassau
street.

DOR SALE-IN THE VILLAGE OF FAIR VIEW, N. J. 12 minutes from Chambers and Twenty-third streets, 5 from depot, two well located, very nice frame Houses, 10 to 50;112 each; selvois and churches; excellent opportion of the control of

FOR SALE-OR TO RENT, FURNISHED, A DESIRA-ble Residence, with 10 acres of Land, on the Passaic River, opposite, Newark, N. J.; brick House, 18 rooms; hot and cold water, gas and modern improvements; outbuildings of every description; of easy access to sev-eral ratiroads. Inquire of CHARLES SMITH, Harri-son's Exchange, at the free bridge, Newark, N. J.

FOR SALE-BARGAIN-300 VILLAGE LOTS, NEAR New York; price only one-third or that at which ad-joining lots are selling rapidly. PHALON & SLOAN, 3I East Seventeenth street.

POR SALE-\$2,000, IN VILLAGE ON SOUTH SIDE Railroad, good House and 44 city Lots. WM. H. NIXON, room 33, 61 Broadway, New York. POR SALE—AT FLUSHING, L. I., AN ENGLISH cottage House, with modern improvements, eligibly situated, on Irving place, between Jamaica and Jaggar avenues, with Land, 75x360 feet, fronting also on Maple avenue, and well supplied with trees, vines and shrubbery; price low and terms easy. Apply to JUHN BROACH, at the Williamsburg Savings Bank, Brooklyn, E. D., or to JOSEPH L. STEELE, Main st., Flu hing, L. I.

POR SALE—TO LET. OR EXCHANGE FOR CITY
Property only, a Farm of 56 acres, all under cultivation; it has a fine new house and outbuildings, with pond,
plenty of good water and fruits; it is one hour's ride
from New York by two railroads; terms to suit. Address
PRINCIPAL, \$25 Broadway. Agents need not apply.

POR SALE—FOR 2.2%, IS ACRES GOOD LAND, House, Barn, Orchard (good water), in Oakfield, Genesse county, N. Y., two miles from Caryville, miles from Batavia, on New York Central Railroad; sold because of death of owner. Apply to HENRY GECKLER, Dune Savings Bank, 48 Broadway, Wifliamsburg. FOR SALE-LONG LEASE OF HOTEL NEAR NEW York, doing good business all the year. Apply to A. J. ROE. 177 Broadway, New York.

FOR SALE-AT LAKEVILLE, NEAR GREAT NECK,
L. I., a very pleasantly located Farm of 74 acres,
good and su betantial house end outbuildings, with about
L.000 feet front on Lake Success; plenty of Sching, gunning and bonting. Apply to WM. STEVENSON, 196 Fulton street, Brooklyn.

FOR SALE-TERMS EASY, A GENTREL AND tasty Country Residence, with Furniture it desired, and one acre of Land. nicely laid out and delightfully altusted near station; good shade and fruit. Apply to W. a. STEVENS, Dunellen, N. J.

FOR SALE-ONLY \$306 CASH, BALANCE ON mortgage, 84 acres of rich Land, in Reguland county, Wisconsin; price \$1,20. Address ALBERT GATES, Jr., 85 Devonshire street, Boston, Mass.

FOR SALE—4 CHEAP FARM OF 72 ACRES IN Sorsey Midland Kairrond, and many other Farms, all prices and locations. Also House and Lots at Passaic, X. J. DEMARKST & WHITLOOK, 1/2 Fark place. FOR SALE-VERY DESIRABLE HOUSE AT LINDEN, N. J.; one acre of land, stables, &c.; five minutes' walk from depot; terms easy.
D. J. MOLLOY, 202 Broadway, room 5.

POR SALE-AT RIDGEFIELD, N. J., A VERY DEsirable Residence, with two acres of Ground. The house is nearly new, and has all the modern improvements; stable, carriage house, heinery, &c., and is only 3) minutes from the ferry; terms easy. Apply to ORLANDO L. STEWART, No. 25 Broadway. FOR SALE—AT FRANKLIN, ESSEX COUNTY, N. J., 45 minutes from New York, within five minutes walk of two stations, two story "ottage: hall in centre; centains eight nandsome rooms and bath room, with modern improvements; lo: 73x200 feet; also a beautinit guare House, containing 12 rooms and bath room with modern improvements; lo: 100x200 feet; both houses are entirely new; built in the best manner by days' work; terms easy. Inquire of E. VAN LOAN, 138 Chambers street, room I, New York, or of F. M. CARRYL, Franklin, N. J.

POR SALE—A DESIRABLE RESIDENCE, FURnished, three miles from City of Hudson, Columbia
county, N. Y.; two story and attic double frame House,
Sax40, with two story 24 leet extension; gardener's, carriage and ice houses; stocked with all other convenient
outbuildings; contaming eight acres; five in meadow and
three in vegetable and flower garden; with a great variety and abundance of choice fruit; fine inland scenery;
nice drives and perfectly healthy; would exchange for
city property. For full particulars apply to LEVI
COOK, 45 Pine street.

FOR SALE OR TO LEASE, ON LIBERAL TERMS, TO manufacturers—Building Sites and Water Fronts, on the property of Steinway & Sons, comprising 400 acres of Land, with 4,000 feet of water front on the East River, situate in Astoria, opposite 120th street. New York. The saw mill, fron foundry and machitue shop of Steinway & Sons have been erected on the ground and are in full operation, and their entire plano manufactory will be removed to the premises. Also Cottages, Houses and Lots for sale to respectable parties. For further information call on or address STEINWAY & SONS, Steinway Hali, New York.

FOR SALE OR TO LEASE-FARM ON 100 ACRES, in the town of North Hempstead, Queens county, L. I., 18 miles from New York city.

A. RAPELYE, 113 William street, New York. POR SALE OR TO RENT-FURNISHED, A FIRST class, well built Dwelling; 9 rooms, with all modern improvements; large lot, with frui, heunery, &c.; located on the hill, in the linest part of Passaic, N. J.; & minutes from the city; terms casy. Address X. M., Herain office.

NOR SALE OR TO LET-AT NYACK, ON THE HUD-son, an elegantly furnished Villa, with all modern improvements, commanding splendid river and moun-tain scenery; also two Cottages. Lots and Plots for sale. Address GRAMMOND KENNEDY, 27 Park place, or L. D. MANSPIELD, Nyack.

FOR SALE OR TO LET—A LAFGE COITAGE AND outbuildings, four acres garden, near depot at Levona, Northern Railroad of New Jersey: rent very low. For particulars please address box 2,774 Post office, New York. POR SALE OR TO LET-ORANGE COUNTY FARM, 56 acres; bargain; easy terms; or will rent Dwelling, turnished, with carriage house, orchard and garden; near depot; village, seminary, &c. C. H. OLIVER, No. 1 Park place.

FOR SALE OR TO LET-NEAR BRICK CHURCH Station, near Orange, N. J., a completely furnished House: rent \$100 per month. Apply to W. E. PEET, 64 Thomas street, New York city.

FOR SALE OR TO LET-FURNISHED, THE RESI-dence of Mrs. McEvers, on Staten Island, adjoining property of the late Str E. Cunard, one mile from Van-derbilt landing; house contains seven bedrooms, parlor, dining room. Kitchen, &c.; the grounds consist of nine acres laid out with truit and shade trees; high situation; beautiful views; stable, coach house, ice house, &c.; terms easy. Apply to BUNTINGTON & RICHARDS, No. 8 Plue street.

POR SALE OR TO LET—AN ELEGANT COUNTRY Seat, situated at Astoria, L. I., within six minutes' walk of depot; the house has all the modern improvements and sewered to the river; the grounds consisting of nine city lots, are handsomely laid out with choice shrubbery, shade and fruit trees; barn, carriage house, stable, &c. the site affords a fine view of the East River. Spiendid roads, good bathing, boating and fishing; no agents. Address DAVID T. WAY, 21 Washington Market.

FOR SALE TO LET OR WORK ON SHARES, A Farm of 230 acres, under cultivation: distance from New York, 30 miles in New Jersey; within two miles of three railroad depois; excellent land for grain or grass, For particulars apply to Daniel Garrison, 1,304 Froadway, or to H. DUBOIS, 301 Mulberry street, New York.

FOR SALE OR TO RENT—THREE MINUTES' WALK from Tuckahoe depot, Harlem Railroad, 16 miles from New York, two story French roof House and carriage house, all new; 10 rooms; corner [of, 75x10]; healthy; beautiful surroundings; price \$5,000; terms easy; rent \$450. Apply to C. H. OSTRANDER, Mount Vernon, N. Y. FOR SALE OR TO RENT-HANDSOME WATER front Farm, 42 acres, house, ten rooms, with wash kitchen, outbuildings; all kinds of truit; the bathing; healthy location; easy of access. Address PLEASURE, box 4,000 Post office.

FOR RENT—AT PATERSON, N. J., A FULLY AND handsomely turnished House, in the best locality in town: near depot, stores, churches. &c.; house is old fashioned, with plenty of good square rooms and closets; large garden, with fine truit trees; rent \$1,359, and no less; will rent tor one year, possession May I, or earlier it desired. Apply at 466 Broome street.

FULLY FURNISHED OR UNFURNISHED COUNTRY Residence, 12 large rooms, gas, range, furnace; every convenience, 45 minutes from city; best neighborhood and healthiest situation; \$1,500. 57 Cedar street, room y, between 12 and 2.

PURNISHED HOUSE IN THE COUNTRY TO LET— With 10 acres of land, 14 miles in New Jersey; no mosquitoes, no fevers; high ground; gas in the house; rent \$1,000 per annum. Address COMFORT, box 128 Herald office.

FIRST CLASS SUMMER RESIDENCES TO LET-IN
Flushing, L. I., Englewood, South Orange and Newark, N. J.; Oliton, S. I., and various other blaces,
INTURHISSON & WILSON, 37 Union square.

CREAT BARGAIN.—A FINE PLACE ON STATEN Island; five minutes walk from ferry; lot 100x20; double house: If rooms; stable; shade. Apply to W. A. CROCKER, 150 Broadway.

CREAT BARGAIN—FARM OF 235 ACRES; GOOD Buildings, fruit, hunting and shifing grounds; two hours by rall from New York; for sale or exchange.

J. HENRY JOHNSON, 149 Broadway.

J. HENRY JOHNSON, 149 Broadway.

HOTEL SITE FOR SALE.—LOCATION UNSURshore front; excellent bathing ground; magnificent grove and cliffs; deep water alongside; healthy; very accessible; all trains; one hour from city; liberal terms. Address J. W. ATWATER, Riverside station, Conn.

Address J. W. Afwaler, Riverside station, Conn.

INVESTMENT OR SPECULATION.—I OFFER, IN
one parcel, a Flot of 251 Lots at an extraordinary bargain and on easy terms; it forms an unrivalled suburban
property, very near New York, distance irom City Hali
less than some portions of Manhattan Island: location
the main street of a large and elegant village and within
five minutes' walk of the railway stations, communicating with New York by over 100 prains daily. A. J. STEVENs, office of Hutchins & Clinch, 37 Pine street, N. Y.

L ONG BRANCH.—TO LET, FURNISHED, TO A PRIty vate samily only, from the 8th of June next to the
15th of September, one of the prettiest and most commodous Villas on the shore; bathing house, kitchen garden
(weil stocked), croquet lawn, billiard room, icehouse
(full of excellent iee), stabling for three horses, conchhouse (room for two carriages). Apply to Mr. ARTHUR
WALLACK, Wallack's Theatre, Broadway, where a photograph of the place can be seen. ONG BRANCH.—FOR SALE OR RENT, A COTTAGE,

I fully lurnished; beautifully situated on Ocean avenue, near West End Hotel; containing 12 large rooms, croquet lawn, bath and summer houses; stabling for three horses. Apply at 167 Lexington avenue. ARGE COUNTRY HOTEL TO LET-FOR A TERM of years simated 25 miles from New York. Apply at 81 Cedar street, room 4.

I ARGE HOUSE, FURNISHED—BEAUTIFULLY shaded grounds, on Long Island, near depot; thirty minutes to the city: will rent or treat with a desirable private lamily to rent and board, or share expenses. Address HOME, box 1,759 New York Post office.

MONTCLAIR.—FOR SALE, OR WILL TRADE FOR Railroad or Insurance Securities, a 2½ story first class traine House, Barn and 1½ acres of Land; house contains 12 rooms, bathroom and all improve-ments; good cellar; first class heater; everything in good order; terms easy. Address MONTCLAIK, Herald office.

MORRISTOWN.-FOR SALE OR TO RENT, A DE-strable new Residence; 12 rooms, hot and cold water, bath, closets, &c. terms of payment easy; or would rent, furnished or unfurnished. Address OWNER, box 389 Post office, Morristown, N. J.

METROPOLITAN HOTPL, WASHINGTON-LEASE Furniture and Fixtures-For sale very low deing a spiendid business For terms address J. F. CAKE, Wil-lard's Hotel, Washington, D. C.

NEAT ONE STORY PRENCH ROOF COTTAGE 7
rooms; large lot; pleasantly situated; seven minutes from ferry; Clifton; \$1.00, terms easy,
DARRIN, 50 Broad street. NYACK-THE FINEST RIVER TOWN; SPLENDID scenery; Villas and Cottages at burgains; several to let furnished. C. H. OLIVER, No. 1 Park place. NEWARK.-FOR SALE OR TO LET, FURNISHED Dwelling, with stable, on High street, between William and Court streets. Apply to J. W. SMYTH, 744 Broad street, Newark

ORANGE AND ORANGE MOUNTAIN (SPECIALTY).

For sale, several fine places: location very healthy
B. F. SMALL, 38 Liberty street. ORANGE, N. J.—FOR SALE, DESIRABLE HOUSES; or to rent furnished and unfurnished, at Brick Church, Orange, Montrose and South Orange. A. BALDWIN, & Liberty street.

PROPERTY OUT OF THE CITY FOR PROPERTY OUT OF THE CITY FOR SALE OR TO RENT. NEW BRIGHTON, S. I.—ELEGANT BRICK HOUSE, in perfect order and completely furnished, requiring no further outlay by the nant, \$50 per month for one year,

ONE OF THE HANDSOMEST PLACES IN NOR-walk Conn. Minated on West street; house 40x80, with extension, fine stable, carriage house, shrubbery and truit; lot 60x30; additional ground if desired; will be sold cheap and on easy terms. F. ZITTEL, 1,036 Third avenue. ORANGE, N. J.-COMPLETE HOME, FURNISHED: price \$300 per month; examination can be so easily made that description is unnecessary; principals only. Address HEALTHFULNESS AND ACCESSIBILITY, box 145 Herald office.

ORANGE, N. J., CLOSE BY MONTROSE STATION.—
New, very complete Houses to let; all possible conveniences; rents from \$500 to \$1.700.

DANIEL & STALLKNECHT, owners, 85 Nassau st. O'N STATEN ISLAND-A TWO STORY FRENCH roof house for sale. Address G., No. 152 West New Brighton, Richmond county.

DLD ESTABLISHED PAYING BUSINESS.—STORE and Dwelling; \$11,000, half down; Main street, Plainfield, N. J. Address PAFF, box 419 Post office.

PLAINFIELD, N. J.—FOR SALE OR TO LET, House and Lot, with Coachhouse; lot 50x(20; will be sold cheap; a good chance for investment. Apply to Mrs. NESBITT, \$47 Sixth avenue.

PLAINFIELD, N. J.—NOW IS THE SEASON IN which to secure homes in this beautiful, healthful, accessible and not overtaxed city. Apply to R. A. MUNFORD, Plainfield depot, or to A. J. BLEECKER, SON & WHITE, 35 Pine street, New York.

POUGHKEEPSIE.—TO GLOSE AN ESTATE, HOUSE No. 99 Market street, double, 14 rooms, oak rame, clapponrude overlongued and grooved siding, two stories and attle, 42x38, with conservatory; 1o 129x 300, with fruit trees and grapevine; stable on rear; five minutes on sidewalk to Post Office; Market is the widest and one of the most isshichable streets of the city; price \$14x000, Inquire of BENRY COPFIN, Administrator, No. 87 Maiden lane, corner Gold street, New York.

PLAINFIELD. N. J.—A SPLENDID PLACE OF 7 acres, fine modern buildings, truits, &c., for sale cheap or exchange for a city House; also other places. KELLY BEOTHERS, 2.5 Broadway.

PLAINFIELD. N. J.—A FURNISHED HOUSE TO let, pleasantly located, corner Firth and Pesse streets, near depot; all modern improvements, well shaded. Inquire of .real estate agents there, or of owner, 379 Fearl street, New York.

PLEASANT VALLEY—ON THE HUDSON, THIRTY minutes by boat from Spring street and Twenty-fourth street, to let, partially lurnished, a decirably located and well arranged House: good water, carriage house and stable, and about 1½ acres, beautifully laid out in lawn and terrace. Terms low to a responsible and permanent tenant. Apply at 314 Eighth avenue.

RAPID TRANSIT-BY NEW JERSEY CENTRAL Railroad-Plainfield, a pretty and commodious Cottage, 8 minutes' walk to depot; best improved part of the city. Agents not answered. Address H. G., box 224 Herald office.

PIDGEWOOD, N. J., ERIE ROAD, I HOUR 10 MIN. utes from New York.—New and convenient Dwelling, 9 rooms, with half an acre of Ground; pleasantly situated on high ground and within 5 minutes walk of depot; convenient to church and school; possession at any time; price \$5,500. Apply to PHOMAS T. WALTON, owner, imperial insurance Company, 49 to 44 Pine street, New York.

SOUTH ORANGE.—TO LET, TWO UNFURNISHED of Houses, to and 14 rooms; modern improvements; ten and four minutes from depot; stables, gardens, de.; rent, each \$500. Apply to owner, box 4,087 Post office, New York. SEA AIR.—TO LET, FURNISHED, A COMFORTABLE Stamily Residence near Rockaway, L. I.; also a small furnished House at Orange. Inquire of S. E. BLACK-WELL, 53 East Twentieth street.

TO CAPITALISTS.—FOR SALE AT A BARGAIN, A valuable Coal Property in Athens county, Ohio, on the Marietta and Circimanti Railroad. Full particulars with JOHN 8. PIERCE, 105 Broatlway. TO LET-A NICE HOUSE, ON MAIN STREET, Belleville, N. J.; nine rooms; modern improve-ments; complete order; near railroad depot; rent \$5.0; will let whole house or hail. Address E. M. L., 210 West Fifteenth street, New York

TO LET—AT BERGEN POINT, HALF HOUR FROM Liberty street, on Central Ballroad of New Jersey, finely located House, with flour and vegetable gardens, near depot. Apply at 43 East Fifty-minth street. TO LET-A FINE RESIDENCE, FOUR MILES FROM New York, on Long Island, 15 minutes' ride by railroad, five minutes' walk from depot; house, 14 rooms and cellar, in fine order; coach house, stabling, &c.; three acres of fine land, in lawn, garden and fruit in abundance. Apply to JERE, JOHNSON, Auctioneer, 21 Park row, New York.

To LET—AT ELIZABETH, N. J., A. LARGE, HAND-somety turnished House, 15 rooms; all modern improvements: delightfully located; ten minutes' walk from depot; plenty of shade and fruit; also one of it rooms, furnished or unfurnished; rent moderate. Address H. DAY, Bergen Point, N. J. H. DAY, Bergen Point, N. J.

TO LET—AT BAY RIDGE, L. I., ON OVINGTON avenue, distant one hour from City Hail, New York by boat or cars, a large and desirable Country Residence with stable, washhouse, garden, with fine fruit trees, &c, would be lei at a low rent to a desirable tenent. Apply to F. S. WEEKS, 107 buane street.

TO LET-A HANDSOME TRUCK FARM OF 40 ACRES on Staten Island; large dwelling; good outbuildings; land in high state of cultivation; good market for crops on the premises; rent \$500. Address FARMER, Herald office.

TO LET—AT REASONABLE RATES, IN LOWER Ravenswood, 12 minutes' walk from James slip and Thirty-fourth street ferries by flagged sidewalk chorse ratificad to be in operation during the summer to pass the premises), one modern first class Cottage, 18 rooms, and Stable; two modern first class Cottages, 15 rooms; one modern first class Cottage, 12 rooms. Apply on premises, or by mail to JABEZ HARRIS, box 50 Long Island City Post office.

TO LET—AT WOODSBURG, THE NEW AND FASHionable Summer resort on Long Island, several new
Cottages, containing 8, 9 and 10 rooms each; very conveniently arranged and handsome in design; also one
large House, containing 16 rooms, in complete order,
with ample grounds and fine stable attached; rent \$150
to \$500. Woodsburg is on the Rockaway branch of the
South Side Railroad, 18 miles from New York city; 6
trains each way daily; its location is unsurpassed for
healthrainess and beauty of surrounding scenery, commanding a time view of the bay and ocean, and affording
ample opportunity for bonding, saling, fishing, still
waier and surr bathing. There are two hotels, the Pavilbion and Neptune Iouse: the former is leased to N.P.
Sewell, Esq. a, well-known public cateror, contains 250
toggardes of summer islitation. In trequented by the
school'is located but a short walk from all the cottages;
also a Methodist and Episcopal church. For tuil information apply to or address SAMUEL WOOD, 192 Front
street, city.

mation apply to or sold-less street, city.

TO LET—AT FAIRVIEW, N. J., VIA NORTHERN Railroad of New Jersey, three minutes from depot, a Honse and Stable, with three acres of ground, well stocked with iruit of all kinds. Apply on premises.

JOSEPH WRAGG.

TO LET-IN RAHWAY, N. J., A HANDSOME COT-tage, with eight rooms, dry cellar, gas, water and large Garden, for \$500 per annum. Apply to Mr. E. SMITH, No. 4 Fourth avenue. To LET-AT PASSAIC, N. J.-A DESIRABLE HOUSE, farnished or unturnished; 14 rooms; the owner's family of five would remain and board with the occupant; large vegetable garden and grounds. Address BRUSH, box 142 Herald office.

TO LET-A LARGE BOARDING HOUSE, AT NYACK. A on the Budson; beautiful location; fine grounds; it house filled; stables, &c; will be let for the season to responsible party. Inquire at 71 Broadway, room 80. TO LET-AT NEW DURHAM, N. J., A FINE House, 14 rooms, cellar and attic; nearly one acre of garden, good truit; 40 minutes to New York,
WM. T. DAY, 193 Wooster street.

To LET-LOWER PART OF HOUSE IN ASTORIA; small private tamily; six rooms; nicely turnished or ordurnished; immediate possession if desired; terms low. Inquire at Astoria Post office. To LET OR FOR SALE—LOW AND ON VERY EASY Ierms, at Flushing, L. I., a fine House; all modern improvements, carriage house, stable and an acre of ground, shade trees, hedges, &c.; very healthy and convenient to cars; trains every hall hour; also a House and filteen acres, at raysude, L. I. A pilot of twenty acres situable to cut up into lots at the Bayside depot. Address F. N. LAWER-NOE, care Lawrence & Morgan, 26 Broad street, New York.

TO ROAT BUILDERS.-TO LET, AN OLD ESTAR ished shop at Port Richmond, S. I., on the rive bank; the only one on the north shore; rent low.

JONAS D. Phillilli's, Port Richmond. TO LET OR LEASE-FOR BUSINESS OR RESI-dence, Piot of Ground, 203x400 feet, on the river, with dock, at Lower Ravenswood, opposite Sixtieth street, with Cottage and Stable. Inquire of H. MERRITT, No. 53 Third avenue.

No. & Third avenue.

TO LEASE—ON LONG ISLAND, A BEAUTIFUL healthy Place: two story house, carriage house; three acres, well fruited; 40 minutes from Fulton ferry; rent \$50 per month. Inquire of owner, M. CHAMBER-LAIN, III West Forty-second street. TO RENT-AT RIDGEWOOD, N. J., ON ERIE RAIL-way, one hour's ride from city, a pleasant place, consisting of a comfortable House with ten rooms, sur-rounded with large shade trees and a fine running stream in front, with about one acre of land; large barn and choice fruits in abundance, consisting of applea, pears, cherries, grapes, quinces, raspestries, currants, &c.; very healthy; no mosquitoes; a desirable place. Apply to A. H. WALTON, owner, Lenox Insurance Com-pany, No. 155 Broadway.

PROPERTY OUT OF THE CITY FOR SALE OR TO RENT. TO RENT-FURNISHED, FOR THE SUMMER OR one year, at Englewood, convenient to two stations, a double stone House, with modern improvements; born and five acres of land; grounds have abundance of truit and shade trees; fine vegetable garden, &c. Address box 3,770 New York Post office.

TO RENT-AT CLIFTON, STATEN ISLAND, TWO Island, witch is merenged House; 12 rooms; on high ground; witch 10 minutes, walk of Vanderbitt Landing; to desirable tenant \$500. Apply to LEVI COUK, 48 Pine street.

TO LET-THREE DESIRABLE MOUSES, PARTLY furnished or unfurnished, situated near Locust Point, on the hrewsbury River; excellent boating, bathing and fishing. Apply to R. P. GISSON, Bulleroadway; or W. H. GIBSON, Navesink, Monmouth county,

TO LET-FURNISHED HOUSE, B ACRES: ALSO Long Island Sound: charming location: extremely healthy itshing, yachting and bathing at the door. Apply to A. JOUENEAT, 51 Lispenard street.

House; large lot; near depot; will be sold chesp; casy terms. CAMPBELL & PIERSON, No. 1½ Park place. TWELVE DWELLINGS TO LET-IN THE VILLAGE OI Cranford, New Jersey, 45 minutes from City Hall. New York, by Central Ratironal: one turnished. Call on or address BERGEN & DERBY, Cranford, New Jersey.

2 ELEGANT HOUSES, TEN ROOMS: LOUBLE LOTS to each house; command view of bay and city. New Brighton, five minutes from landing; \$5.000.

DARRIN, 50 Broad street,

\$200 CASH AND \$'0 PER MONTH WILL BUY good Lots at Elizabethport, N. J., prices from \$200 upwards. Also Houses for sale convenient to depot and Singer's factory. E. R. KELLOGG, No. 3 stroadway. I'to 12 A. M. only, or Second street, Elizabethport, afternoons and evenings.

235 PER MONTH WILL HIRE A NEAT, COZY and convenient Cottage, containing 7 rooms and cellar, within three minutes' walk of South Broad street station. Newark, N. J. Apply to P. B. KNAPP, 382 Hadson street, New York.

\$100 LOTS—AT THE FAMOUS GARDEN CITY Park, immediately adjoining Mr. A.T. Stewart's cleantic chief rise. Only a few leit. Get a map and excamine with a view to investment. For a place of residence the healthnest to be found. Commutation, \$75 per year; distance, is miles; near to Theiry-South street as Elizabeth, N. J. Is. Four lots at \$400, payable \$20 monthly, or one lot, \$100, payable \$5 per month. Every man, woman, boy and girl can afford them. Fully excursion at \$350 A. M. Ladies shown every couriesy. Go and see the property and be convinced of its merits, Maps free at HITCHCOCK'S feed lestate theadquarters, \$35 Third avenue, near Thirtieth street.

\$600 WILL RENT 40 ACRE FARM, 16 MILES from city, in Jersey; fine house; plenty of fruit; one mile from depot; surroundings fine.
W. E. PARISH, 25 Dey street, room 4. \$4.000. -BLOOMFIELD, N. J.-HOUSE 7 ROOMS, DAYWHENE BAS, GOOD Water, fruit; horse cars pass house; near two depots; 50 minutes from New York. Address F. HEWITT, Bloomfield, N. J.

\$4.500. -\$1,500 CASH WILL BUY, AT RUTHER-indern improvements, lot 50x1.0, with choice fruits. THOMAS DANIEL, 132 William st., third floor, rear. \$7.500 WILL BUY A FINE TWO STORY AND basement House and three Lois, only 10 minutes from Liberty street lerry, at Greenville, N. J. Apply 10 WM. F. ROTH, No. 408 Sixth avenue.

Apply to WM. F. ROFH, No. 408 Sixth avenue.

\$8.000—ONE-HALF OR TWO-THIRDS REMAINing on mortgage, will buy a desiratel
farm that will in a few years double in value, containing
40 acres of excellent and beautifully situated hand; the
orchards of apples, grapes and other truits all in full
bearing; a good old-fashinond stone dwelling, having
hall, parlor, dining room and kitchen on first noor; five
chambers and hall on second floor, with two attic rooms
above; a piazza 52 feet long in front and a small plazza
in the rear, newly papered, painted and generally overhauled and put in order; a heat and new lences around
the lawn, good barn and all necessary outfoldings; a
high, healthy and beautiful situation, within one mile
of the rapidly growing town of Lansadae, in Montgomery
county, Fa., where three railroads intersect; only 20
miles from Filladelphia; easy of access to and from all
points, and worth the attention of any one in pursuit of
a cheap and beautiful sitematon of any one in pursuit of
a cheap and beautiful sitematon of any one in pursuit of

\$8,500, -NEW THREE STORY AND BASEMENT all improvements: first class neighborhood; Lawthorn street, Flatbush, 1,200 feet from Prospect Park, 500 feet from Flatbush avenue cars to Fulton ferry.

J. D. CONDICT, 149 Broadway.

\$12,000 WILL BUY 38 ACRES, 16 MILES FROM the city, in Jersey; fine house, plenty of truit; must be sold; great bargain; will rent. Address LADY, box 111 Heraid office.

\$60,000 WILL PURCHASE \$9 LOTS, WITH 700 feet of valuable river front, rising 60-test above tide water, adjacent to the city of Passaic, 40 minutes from New York, three from depot, can be improved so as to pay immediately a large percentage on the investment.

W. J. STEWART, 81 Cedar street.

REAL ESTATE TO EXCHANGE.

A CITY HOUSE-IN GOOD NEIGHBORHOOD, worth \$25,000; will give in exchange pretty country. House in New Jersey, 15 miles from city, and \$10,000 cash. Address T., box 459 Post office.

A TRALTIMORE, MD.—FOR SALE, OR EXCHANGE for New York city Property, a three story brick Dwelling House with all improvements. J. A. TAYLOR, 37 East Forty-first street.

A FIRST CLASS NEW FIVE STORY BASEMENT and sub-basement iron front Store on Broadway to exchange; cash basis \$75,000; part real estate, part cash and balance in bank mortgages on store; 20x157; now reuted at \$15,500.

SI East Seventeenth street.

A TTENTION:—IF YOU WISH TO ENGAGE IN BUSIA ness and have desirable Real Estate you can exchange by caling on or sending description to LIVINGSTON & CO., 22 East Fourteenth street.

A HANDSOME FOUR STORY RROWN STONE
House, first class location, near Madison avenue, to
exchange for a well located House in Brooklyn.

MARTIN DUNN, 202 Broadway.

A N ELEGANT PLACE-165 ACRES; WATER FRONT;
Long Island Sound, north shore; commodious
mansion, commanding fine sea views; improved
grounds; fine beach; twenty-five infles from New
York; also, ninety acre Parm adjoining.

BALTON & GONNER, 12 Pine street.

A -FOR SALE OR EXCHANGE. STORE PROPERTY
On Third avenue, Harlem, now well rented; full
size lots; has great intere value.

JAS. R. WATERLOW, 879 Sixth avenue.

AN ELEGANT PLACE AT TARRYTOWN, WITH \$10,000 or \$12,000 cash, to exchange for fenement or Dwelling Property. Apply to HINE, COLE & GRAY, 536 Sixth avenue.

AN FXCHANGE OF PROSPECT PARK LOTS FOR Twenty-third or Twenty-fourth ward Property wanted. H. P. DEGRAFF, Bowery National Bank. A NUMBER OF HANDSOME HOUSES AND LOTS IN good locations in Jersey City and Bayonne, N. J., for sale or exchange for desirable Brooklyn or New York Real Estate; send particulars or call for circular.

J. M. G188ON, 31 Montgomery street, Jersey City,

A MERICAN PROPERTY EXCHANGE, FARMS FOR Tenement Property; \$3,000,000 New York. Brooklyn, Westchester, New Jersey Properties: magnificent Coun-try Residences, Houses, Lots, Southern, Western Lands, &c. T. MANSON, 29 Broadway. A -EXCHANGE, OR FOR SALE-A HANDSOME Place at Norwalk, Conn.; will put in cash \$5,000 to \$20,00 for City Property. WILLIAM H. GRAY, 22 Wooster street.

PROOKLYN-FOR EXCHANGE OR SALE, ON CLIM-ton avenue, that neat, cosey frame Cottoge. No. 397, near Greene avenue; size of house, 460x40, with an exten-sion of 16x20; size of ground, 69x125; medium priced Houses well located will be taken in exchange. Address R. P. A., Brooklyn Post office.

DESIRABLE IMPROVED REAL ESTATE AT NEW York, Newark and Jersey City for sale or to ex-change for good Farms or improved city or Brookly Property. J.M. GIBSON, 31 Montgomery st., Jersey City.

Property. J. M. GISSON, SI ADDISOMELY SL, 2018ey City.

Large mansion, stable, coachhouse, 8½ acres, on corner North Broad street; 1,400 feet front; gas and water through houses and grounds; splendid garden; every variety fruit; horse cars pass door; no encumbrance; will exchange for City Dwelling or Business Property. Address J. L. M., Herald office.

PXCHANGE—BRICK YARD AT HACKENSACK AND factors, Canal street; Store Property or Residence; Lots at Paterson and cash for Brooklyn Houses, Store Property on Main street, Paterson, and suburb... BEMAREST & WHITLOCK, 13½ Park place.

EXCHANGE—NEAR NEW YORK, LARGE HOUSE; all modern improvements; large grounds, streets paved; would take Southern land. Owner, No. 228 Eighth avenue, from 9 to 12 on Monday. FOR EXCHANGE—FURNISHED HOUSE IN WYCK-off street. Brooklyn (\$12,000). for a desirable Resi dence in Plainfield or Orange, N. J., worth \$8,000 to \$10,000. FOR SALE OR EXCHANGE—ON NEW JERSEY
Northern Railroad, Monsey station, 1½ hours from
city, good House and Outhouses; 27 acres of Land, well
fruited.

JAMOS SMITH, 39 Fifth avenue.

POR SALE-OR EXCHANGE FOR CITY PROPERTY, a Country Residence, in the village of Fishkill Landing, a large house, in the best order; large carriage house and stables; large lot; plenty of relit; good water. Address A. R. C., Fishkill Landing, Dutchess county, N. Y.

N. Y.

FOR SALE OR EXCHANGE—AN ELEGANT MANmon and outbuildings, with 23 acres of splendid land,
beautifully located on the Passaic River, at Belleville,
N. J., seven miles from New York city; land admirably
suited for laying out in building sites; only \$\frac{1}{2}\text{Months}\$ or will exchange for Brooklyn, New York or Jersey City Real Estate.
J. M. GIBSON, 31 Montromery street, Jersey City. FOR SALE OR EXCHANGE—AT JERSEY CITY, 17 brick Houses, with Lots, only \$60 (9) no city, 17 dean business.
J. M. GIBSON, 31 Montgomery street, Jersey City.

REAL ESTATE TO EXCHANGE. FOR SALE OR EXCHANGE-PIRST CLASS FIVE story double Tenement and store Property, nearly new and in good order; well rented; can be bought cheap; or will exchange for medium sized Brooklyn Dwelling. Address H. J. N., Brooklyn E. D.) Post office. Dor SALE OR EXCHANGE—90 MAGNIFICENT LOTS

I at Elizabeth, N. J., only \$45,000; 60 superb Lots
fronting on the Work Bay, and 99 superb Lots
fronting on the Work Bay, and 99 superb Lots
flowers of beautiful land, fronting on the streets, and
Style areas of beautiful land, fronting on the streets and
the hav at Keyport, N. J.; houses new, rented for \$200
per annum, only \$15,000; will exchange for improved or
unimproved Beal Estate in Brooklyn, New York, Jersey
City Heights, New Jersey or classwhere.

J. M. GIBSON, 31 Montgomery street, Jersey City.

FOR SALE OR TO EXCHANGE FOR CITY PROP-erty—A splendid Country Residence at Astoria, 12 miles from the terry and within 45 minutes of City Half; splendid three story house, 50x80 feet, built three years ago, with stable, barn, &c., and land to suit. Address PatinCiPAL, box 4,388 New York Post office.

FOR SALE—OR EXCHANGE FOR REAL ESTATE OR Mortgages, an old established Ladies' and Children's Furnishing thools Store, in the very best location on Broadway; a rare chance for a lady or a gentleman with commercial ability, Address J. V. S., Herald Uptown Brauch office.

FOR SALE OR EXCHANGE—A TRACT OF LAND over Sto acres on Southern Pacific Kailway, in Van Zandt county, Texas; cash vaine \$10,000; country House taken. Address FORTUNA, Herald office.

COR SALE, TO LEASE OR EXCHANGE—A LARGE Building, 75x100; suitable for factory purposes; near dock; will rent or self-very low; also a three story, basement and sub-cellar floue, in good location; rents 5x601; price \$1,50 : also Lobs, Farms, Brookiyn and other Property to exchange. A. W. RIUBARDS, 36 Greenpoint avenue, Greenpoint, or 57 Prospect place, New York,

FOR SALE-OR EXCHANGE FOR DWELLING OR shore, south side Staten Island: charming tocation; farming implements with place; price \$25,000. Inquire of A. JOURNEAY, 51 Lispenard street. FOR EXCHANGE—FOUR STORY AND BASEMENT brown stone House for a good Farm, free and clear, with Stock and Grops, not over 150 miles from the city; none but principals need apply. 248-East Thirtietn street.

FOR SALE OR EXCHANGE—A NICE FARM OF 60 acres, at Northport L. I., fronting main road, and within ten minutes walk of depot; or will make arrangements with a farmer to take charge.

JAMES ROWE, 917 Third avenue. FOR SALE OR EXCHANGE—A NEAT, SMALL Lot, on principal avenue; seven minutes from depot, on Fennsylvania Railroad; within one hour of New York City Hall. Call at or address 19 Broadway, room 10.

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